

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	21 Leman Crescent, Noble Park, VIC 3174
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$600,000	&	\$660,000
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Median sale price

Median price	\$745,000	Property Type	House	Suburb	Noble Park (3174)
Period - From	01/04/2022	to	31/03/2023	Source	pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1285 HEATHERTON ROAD, NOBLE PARK VIC 3174	\$655,000	08/03/2023
14 HOLMES STREET, NOBLE PARK VIC 3174	\$660,000	23/03/2023
33 KELVINSIDE ROAD, NOBLE PARK VIC 3174	\$620,000	25/03/2023

This Statement of Information was prepared on: 26/04/2023